

FULL PLANNING APPLICATION

FOR EXTERNAL ALTERATIONS INCLUDING
NEW ACCESS DOOR OPENINGS,
REPLACEMENT WINDOWS AND THE
CONVERSION AND EXTENSION OF THE
SIXTH FLOOR PLANT ROOM TO A
COMMUNAL SPACE/OFFICE INCLUDING
RECLADDING AND NEW WINDOW
OPENINGS

AT

FORMER HSBC BANK
2 CLOTH HALL STREET
HUDDERSFIELD
HD1 2EG

ON BEHALF OF
HD CENTRAL

HERITAGE, DESIGN AND ACCESS STATEMENT

DATED: MARCH 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE PROPERTY

1.01 – 2 Cloth Hall Street is located within the town centre of Huddersfield, in a highly accessible and sustainable location.



Photograph 1 – 2 Cloth Hall Street

1.02 - The six-storey building was formerly occupied by HSBC Bank and is currently vacant.

1.03 – The property is not a listed building and does not benefit from statutory heritage protection.

1.04 – The principal entrance to 2 Cloth Hall Street is located off New Street. Secondary access points are also provided from Cloth Hall Street and Chancery Lane.



Photograph 2 – Entrance to the Upper Floors of Pearl House

2.0 – PRIOR APPROVAL

2.01 - Prior approval was granted on 3rd October 2025 under Class MA (Commercial, Business and Service uses to Dwellinghouses) for the change of use of the building. The application was approved under reference 2025/91221.

2.02 - The approved scheme retained the ground floor in commercial use, with floors one to five converted to 28 residential units (flats/studios). These units will remain unaltered.

2.03 - As part of the prior approval, no external alterations to the building were permitted.

3.0 - PROPOSALS

3.01 – The proposed development largely follows the prior approval scheme. However, a number of external and internal alterations are now proposed to enhance the functionality, usability, and overall quality of the development.

3.02 – Ground Floor Alterations

Under the approved scheme, the commercial unit was accessible solely from Cloth Hall Street. It is now proposed to reinstate access from New Street, improving commercial viability.

In addition:

- A dedicated refuse storage access point is proposed adjacent to the commercial entrance.
- Bronze coloured aluminium louvre doors are proposed, designed to complement the existing building aesthetic.
- A separate, clearly defined residential entrance is proposed via a new single doorway.

These changes are shown on the submitted ground floor plans.

3.03 – Window Replacements and Openings

The existing building currently features largely non-opening windows between the first and fifth floors, with sections of frameless and single-glazed units.

It is proposed that the majority of these windows are replaced with double-glazed, slim line, black aluminium-framed units, with opening elements incorporated within the side sections of the bay windows to allow for natural ventilation, and the main section to remain uncomplicated. These alterations will improve the thermal and acoustic performance of the building and significantly enhance residential amenity, while maintaining the established architectural rhythm and appearance of the façade. The proposed windows are clearly identified on the elevation drawings.



Image 1 – Visual representation of windows in existing section of building

3.04 – Sixth Floor Alterations

Internally:

The sixth floor is currently occupied by plant equipment associated with the building's mechanical systems. The majority of this equipment is no longer required. It is proposed to convert the space into a communal amenity area for residents, thereby addressing the lack of shared facilities within the building. A small office space will also be provided for management or landlord use.

Externally:

The existing plant enclosure is of lightweight frame construction with steel cladding. It is proposed that this structure is reconstructed to meet current building regulations, including the provision of appropriate insulation and the use of high-quality contemporary cladding panels. New window openings will be introduced, designed to reflect the established vertical rhythm and proportions of the lower floors. These alterations will significantly enhance the visual appearance of the sixth floor and better integrate it with the overall building design. There will also be a small extension to the existing mass to

allow a resident staircase to access this level.



Photograph 3 – Existing cladding on sixth floor

4.0 – HIGHWAYS CONSIDERATIONS

4.01 – The new entrance to the bin storage area will make the collections a more efficient process. The previous scheme resulted in the bin store being accessed from a shared entrance. The proposed ensures the bin area has its own defined access leading directly onto New Street.

5.0 – HERITAGE STATEMENT

5.01 – The proposals will have little impact on the conservation area. The ground floor external alterations will be sympathetic to the original building.

5.02 – The replacement windows will not adversely impact on the visual amenity with the use of slimline black aluminium frames. Openings will be located on the sides of the bays to avoid adverse façade change.

5.03 The extension and alterations to the sixth floor will be barely noticeable due to the elevational height. In any case the extension is relatively small scale, and the height will not vary from that which exists.

6.00 - CONCLUSION

6.01 – The principle of residential use has already been established through the prior approval granted under Class MA.

6.02 – The proposed amendments are minor in nature and are primarily intended to improve the functionality, environmental performance, and overall quality of the development.

6.03 - External alterations have been carefully designed to respect the existing character of the building, with window proportions and façade rhythm maintained.

6.04 - Overall, the proposals represent a positive enhancement to an approved scheme and will contribute to the ongoing regeneration and vitality of Huddersfield town centre.

6.05 – We therefore trust that Kirklees MC can support the application.